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Government  
Documents

BRA

2937

Boston Redevelopment Authority  
1108 City Hall Annex  
Boston 8, Mass.

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CAMPUS HIGH SCHOOL  
URBAN RENEWAL AREA

Questions and Answers

1. Why has this site been chosen for a high school?

More than 20 sites were considered. This one was chosen because it is centrally located and therefore exceptionally accessible to all the children of Boston and because the deteriorating conditions of the site provide a major opportunity for development.

2. Why is so much land needed for the school?

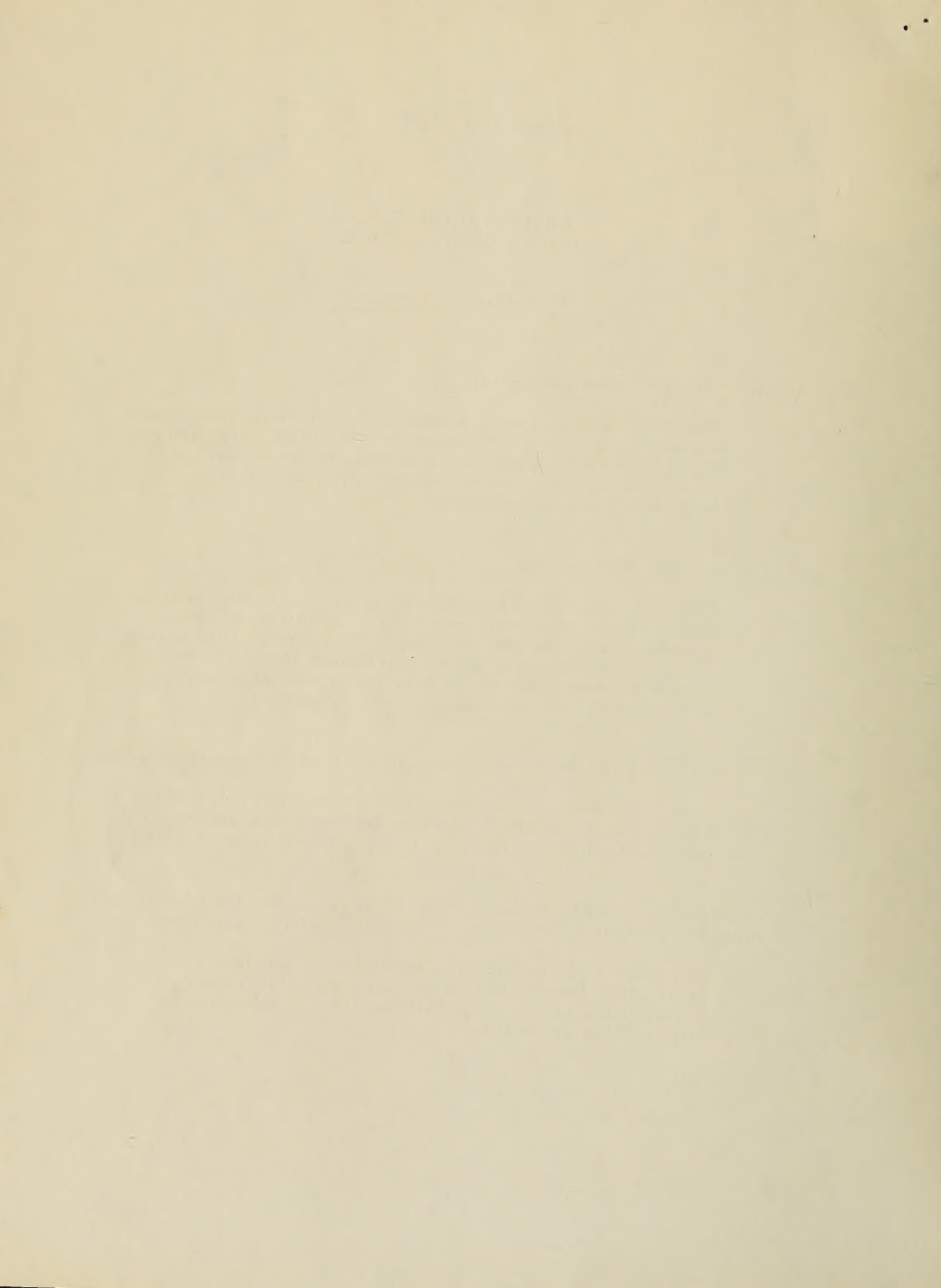
The high school that is proposed is of a size and concept that does not exist in Boston today. It will be a campus type of school, accommodating 5500 students, with many specialized facilities. Even if accepted standards for such a school are modified because of the urban setting, a large area - at least 45 acres - is required.

3. Will the facilities of the school be available to the adjacent community?

Yes. The School Committee has a firm policy of making all recreational facilities, such as playing fields and tennis courts, available when they are not in use by the schools.

4. Are other uses planned in the area to be acquired for the high school?  
Is it possible to build housing or other neighborhood facilities?

Any other uses in this area will be very limited, but during the planning period the BRA will study other possibilities for any land that may be available and not required for the school.



## Questions and Answers continued

5. Is all the property within the project boundary going to be taken eventually?

No. The BRA is now seeking approvals to acquire only the land clearly designated as an acquisition area. During the time that work is going on in this area, study of the remainder of the project will take place and an urban renewal plan will be formulated. The plan may call for some additional clearance, but there will also be extensive rehabilitation of existing buildings. Before any further action can be taken, the same procedure of hearings and approvals must be followed.

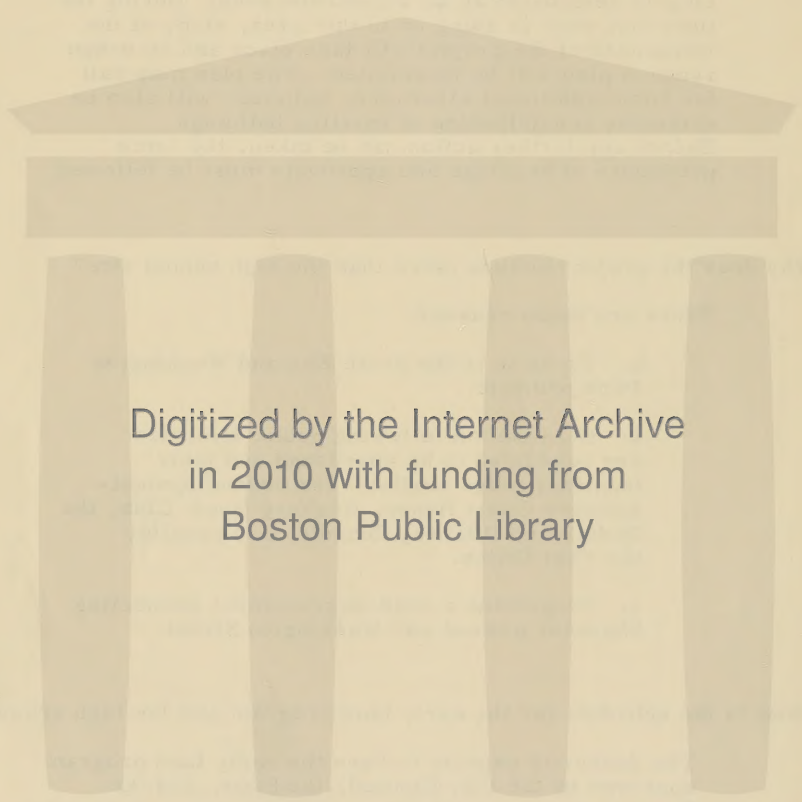
6. Why does the project include more than the high school site?

There are three reasons:

- a. To tie in to the South End and Washington Park projects.
- b. Because the following public facilities are scheduled to be abandoned and their locations made available for redevelopment-Roxbury Court House, Roxbury Boys' Club, the Dudley and Dillaway Schools, and possibly the Post Office.
- c. To provide a road improvement connecting Shawmut Avenue and Washington Street.

7. What is the schedule for the early land program and the high school?

The Authority expects to have the early land program approved by the City Council, the State, and the Federal government by the end of the year. Relocation interviews and appraisals of property will begin immediately thereafter. The purchase of property and the relocation of households and businesses should be under way by spring. Buildings will be cleared and the ground prepared for construction during 1967 and 1968. Construction of the school will begin during 1968, with the first classes scheduled for September, 1970.



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Questions and Answers continued

8. Where will families move to?

There will be plenty of low- and moderate-income housing available. Approximately 700 units of moderate-income housing in Washington Park will be ready for occupancy.

Furthermore, people displaced by government action have priority in publicly aided housing, including public housing units that become available as a result of normal turnover, newly built housing units for the elderly, and private apartments that are leased by the Housing Authority.

9. Why are the industries on Simmons Street not being taken?

No final determination about the industries has been made. They will remain for the immediate future because 750 people are employed there and because finding suitable replacement sites is very difficult - new industrial buildings require three or four times as much space as older ones, and in Boston vacant land for any purpose is very hard to find.

10. When will the highways be constructed?

The Department of Public Works intends to begin construction during 1967 of the portions of the Inner Belt and Southwest Expressway that abut the project and to have them ready to open in 1971. The Inner Belt is expected to be completed somewhat sooner than the Southwest Expressway.

11. Are Dudley Square and the elevated on Washington Street going to be replaced?

The MBTA intends to build tracks alongside the Southwest Expressway to replace the Washington Street line, so that the line may be demolished as early as 1971. Dudley Station will be replaced by a new terminal in the vicinity of Roxbury Crossing.



Questions and Answers continued

12. Will the BRA make the takings for the highways?

No. The Massachusetts Department of Public Works will acquire the necessary property. However, the BRA expects to provide relocation services under contract to the D. P. W.

13. How does the BRA determine the value of property to be acquired?

The Authority contracts for appraisals of each property by two independent professional appraisers and sets a price that is consistent with the appraisals. Prices are then approved by the Federal government.

A negotiator representing the Authority discusses the purchase with the owner. If the owner accepts the price offered, the Authority purchases the property promptly. If the owner does not accept the price, the Authority pays him a minimum of 75 percent of the price it has offered (a pro tanto payment) and takes possession of the property, leaving the owner the right to ask the court to set a different price.

After acquiring the property in either way, the Authority must give occupants of the property 120 days' notice to vacate.

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